OFFERING MEMORANDUM

14426 Skyway Road
Magalia, CA 95954

Crown Storage - Magalia

LSSG
LOEFFLER SELF-STORAGE GROUP, INC.

Crown Storage - Magalia

CONTENTS

Exclusively Marketed by:

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CROWN STORAGE - MAGALIA

OFFERING SUMMARY

ADDRESS	14426 Skyway Road Magalia CA 95954
COUNTY	Butte
MARKET	Butte County
SUBMARKET	Magalia
RENTABLE SQUARE FEET	45,610
GROSS SQUARE FEET	47,000
LAND ACRES	3.71
NUMBER OF UNITS	416
APN	065-210-061-000, -064, -065 & -101
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	$4,500,000
PRICE PSF	$98.66
PRICE PER UNIT	$10,817
OCCUPANCY	83.30%
NOI (CURRENT)	$316,917
NOI (+10% @ 90% Econ.)	$393,013
CAP RATE (CURRENT)	7.04%
CAP RATE (+10% @ 90% Econ.)	8.73%
CASH ON CASH (CURRENT)	6.01%
CASH ON CASH (+10% @ 90% Econ.)	10.24%
GRM (CURRENT)	8.11
GRM (+10% @ 90% Econ.)	7.44

PROPOSED FINANCING

New First Loan	
LOAN TYPE	Amortized
DOWN PAYMENT	$1,800,000
LOAN AMOUNT	$2,700,000
INTEREST RATE	6.00%
LOAN TERMS	10 year fixed, 25 year amortization
ANNUAL DEBT SERVICE	$208,763
LOAN TO VALUE	60%
AMORTIZATION PERIOD	25 Years

Notes Loan quote provided by Chuck Mills of CEM Capital (949-230-1233, chuck@cemcapital.net)

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	4,224	8,308	12,197
2026 Median HH Income	$61,213	$62,278	$64,764
2026 Average HH Income	$76,846	$84,079	$84,540

Investment Summary

- 14426 Skyway is an income-producing self-storage facility strategically located on Skyway, the dominant north–south arterial connecting Magalia, Paradise, and Chico. The property benefits from strong drive-by visibility, easy access, and a loyal customer base drawn from surrounding residential neighborhoods and the broader ridge communities.

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- Demand Drivers:
  High proportion of single-family homes, manufactured housing, and rural residential parcels, all of which correlate with elevated storage usage.

  Ongoing rebuilding and contractor activity in the Paradise/Magalia region continues to support demand for contractor and household storage.

  Strong need for overflow storage due to smaller lot sizes, limited garage capacity, and seasonal equipment storage typical of foothill communities.

- Facility Features:
  Professionally operated drive-up self-storage with secure perimeter fencing and controlled access.

  Wide drive aisles suitable for trucks, trailers, and contractor vehicles.

  Clean, well-maintained buildings consistent with Crown Storage's regional operating standards.

  4.3-star rating with 56+ reviews, indicating strong customer satisfaction.

  Access & Circulation:
  Direct ingress/egress from Skyway with excellent maneuverability.

  Central location within Magalia provides quick access for both local residents and ridge-area commuters.

- Offered at a 6.58% CAP on current, the property offers a proforma CAP of 8.73% when a 10% rent increase and 90% economic occupancy is achieved.

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Unit Type	SF	Monthly Rent	Total Units	Total Rent	Units Occupied	Units Vacant	% of Property	Rent/SF	Total SF
5x5	25	$55	10	$550	4	6	2.4%	$2.20	250
5x10	50	$65	69	$4,485	45	24	16.6%	$1.30	3,450
6x10	60	$72	1	$72	0	1	0.2%	$1.20	60
5x15	75	$85	13	$1,105	9	4	3.1%	$1.13	975
10x10	100	$95	191	$18,145	173	18	45.9%	$0.95	19,100
7.5x15	113	$105	38	$3,990	29	9	9.1%	$0.93	4,294
10x15	150	$125	44	$5,500	40	4	10.6%	$0.83	6,600
10x20	200	$155	33	$5,115	32	1	7.9%	$0.78	6,600
10x30	300	$199	9	$1,791	9	0	2.2%	$0.66	2,700
10x20 Double Door	200	$165	2	$330	2	0	0.5%	$0.83	400
20x10 Double Door	200	$165	6	$990	6	0	1.4%	$0.83	1,200
Totals/Avgs	**1,473**	**$117**	**416**	**$42,073**	**349**	**67**		**$0.92**	**45,629**

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CROWN STORAGE - MAGALIA

02 Location

Location Highlights

- Crown Storage Magalia (14426 Skyway) sits in one of the strongest, most visibility-rich commercial locations on the Upper Ridge.
- Strong Residential Demand Base:
  Surrounded by single-family homes, manufactured housing parks, and rural residential parcels—all strong storage-using demographics.

  Stable, year-round population with limited alternative storage options nearby.

  Ongoing rebuild activity in Paradise/Magalia continues to drive contractor and household storage needs.
- Strategic CRE Positioning:
  Limited competing storage supply in the immediate submarket.

  Strong alignment with the region's rebuilding economy, workforce housing patterns, and long-term population stability.

  High-visibility corridor with durable demand drivers and predictable occupancy trends.
- New housing on the Upper Ridge directly increases storage demand in Magalia, and the effect is stronger here than in typical suburban markets because of the region's unique housing stock, rebuild cycle, and household behavior patterns.
- New housing directly increases both short-term and long-term storage demand, and Magalia's unique housing stock amplifies this effect.
  Crown Storage Magalia is positioned to capture:

  Move-in storage

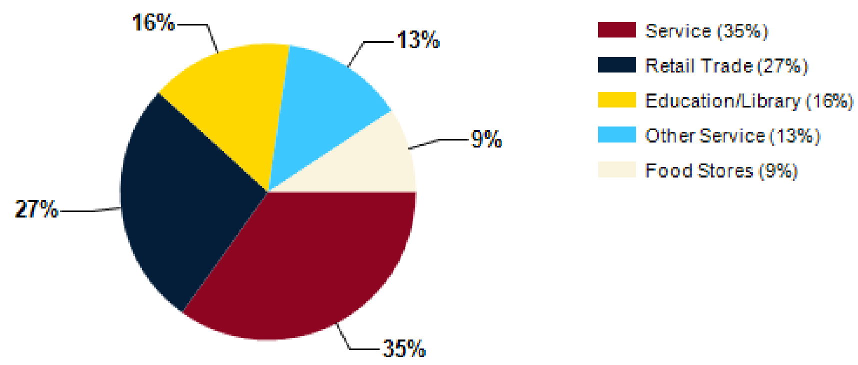
  Contractor storage

  Long-term overflow storage

  Seasonal and recreational storage

  This creates a durable, multi-year demand tailwind for the facility.

Major Industries by Employee Count



Largest Employers

Paradise Pines True Value	5 to 9 employees
More For Less	0 to 25 employees
Tri-Flame Propane Incorporated	8 drivers
Chuck's Place	6 employees
Revoir Construction	3 employees
Ken Brown Construction	1 employee
Crown Storage	Not specified
Rick's Garage Door	Not specified

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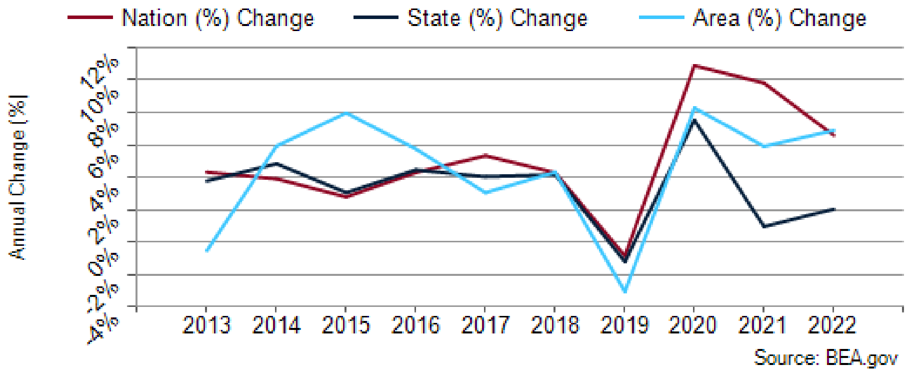
Butte County GDP Trend



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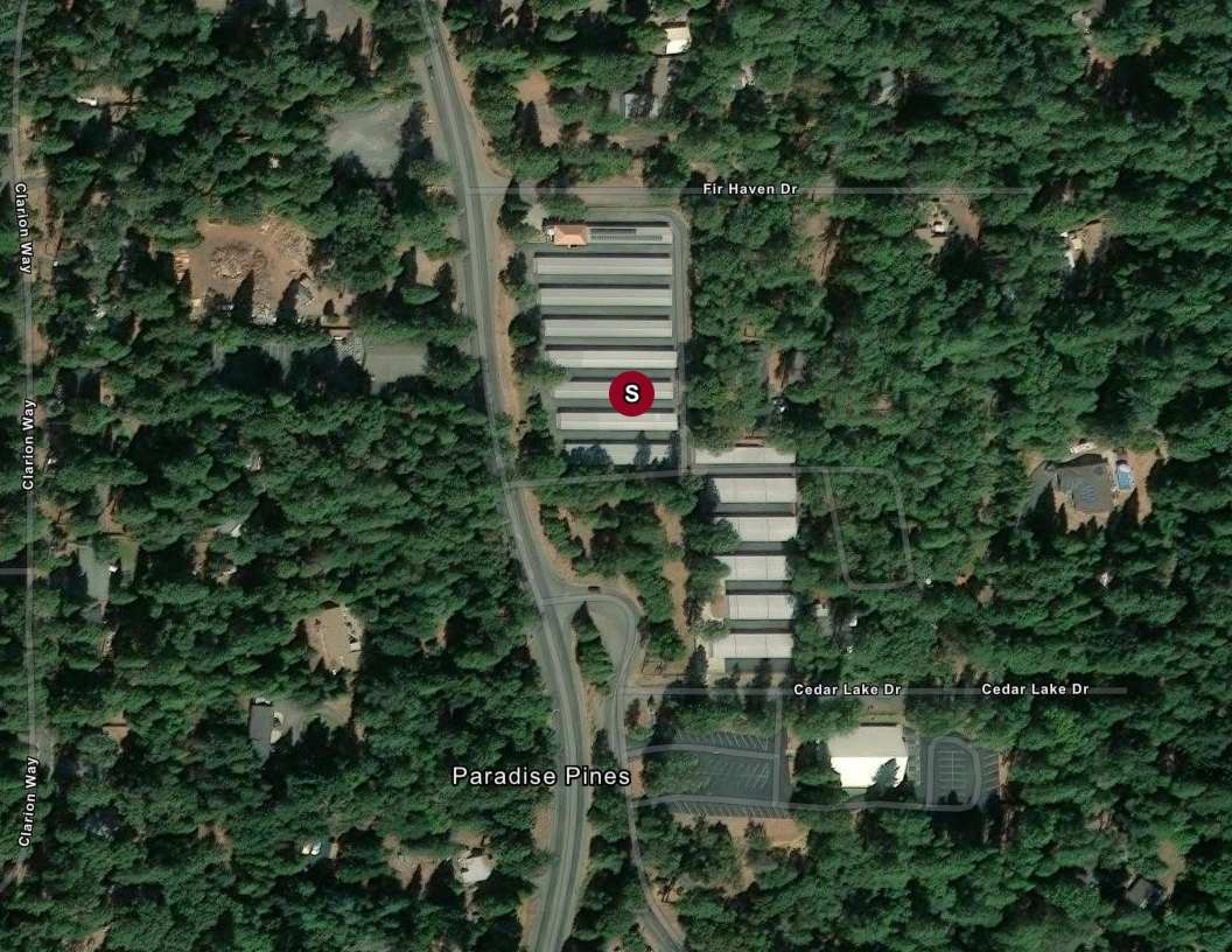

Fir Haven Dr
Clarion Way
Clarion Way
Clarion Way
S
Cedar Lake Dr
Cedar Lake Dr
Paradise Pines

CROWN STORAGE - MAGALIA

PROPERTY FEATURES

NUMBER OF UNITS	416
NUMBER OF BUILDINGS	14 + Office/Residence
RENTABLE SQUARE FEET	45,610
GROSS SQUARE FEET	47,000
LAND ACRES	3.71
YEAR BUILT	2001/2003/2013
# OF PARCELS	4
LOT DIMENSION	Irregular
ZONING TYPE	G-C
PRODUCT CLASS	Self-storage
STREET FRONTAGE	~390' along Skyway Road
TRAFFIC COUNTS	N/a
NUMBER OF PARKING SPACES	4
SOFTWARE	SiteLink

CONSTRUCTION

FOUNDATION	Concrete slab
EXTERIOR	Metal
PARKING SURFACE	Asphalt/concrete/gravel
ROOF	Metal
FENCING	Chain link
SECURITY	Cameras, coded entry
CONTROLLED ACCESS	Yes
CLIMATE CONTROLLED UNITS	None

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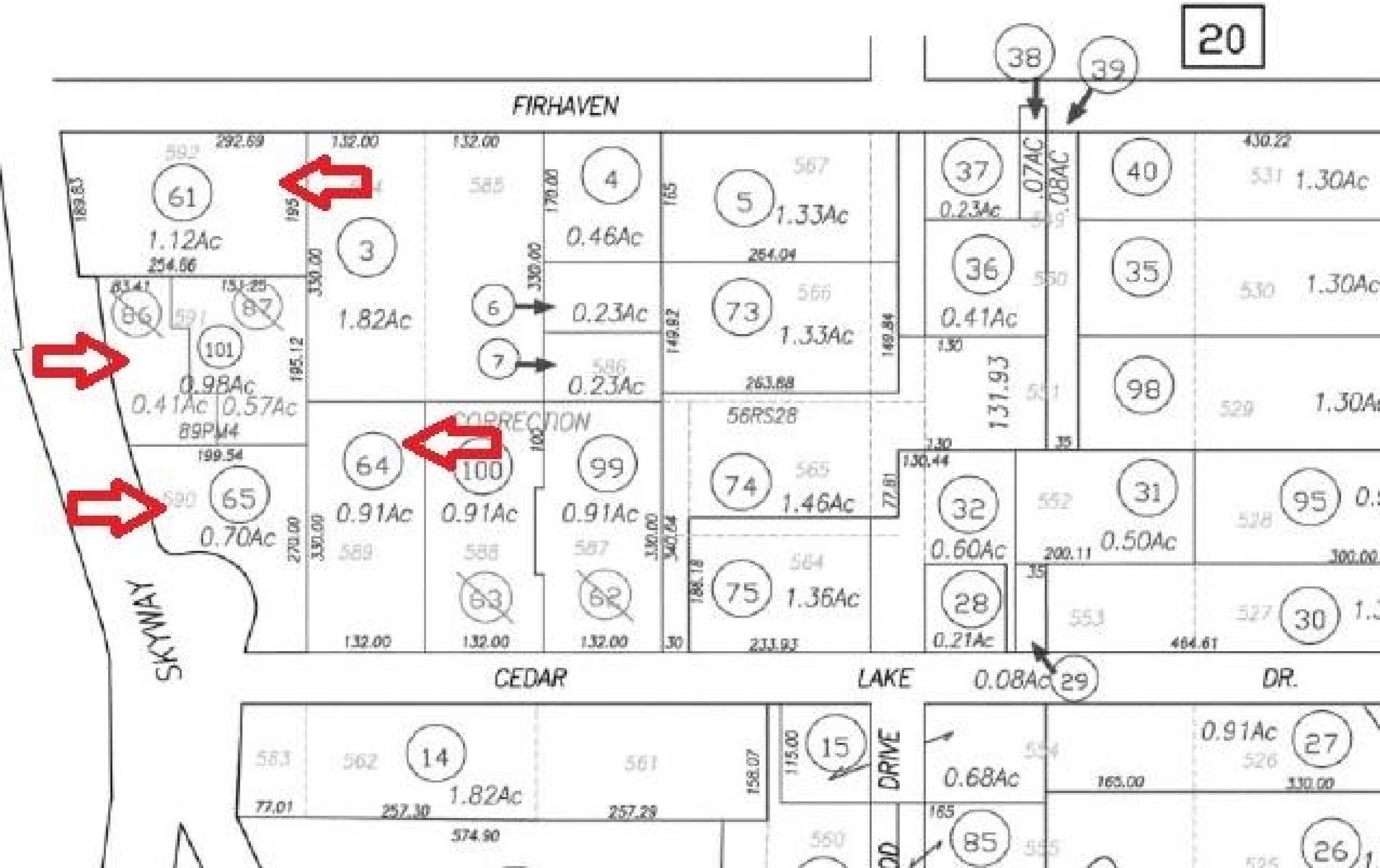

CROWN STORAGE - MAGALIA

04 Rent Comps

Acorn Oaks Mini Storage

9241 Skyway Road | Paradise, CA

1

Distance	3.2 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10	50	$65	$1.30
10x10	100	$95	$0.95
10x20	200	$140	$0.70
Total/Avg	116	$100	$0.98

Extra Self Storage

6553 Skyway Road | Paradise, CA

2

Distance	6.7 miles

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	$50	$2.00
5x10	50	$60	$1.20
10x10	100	$90	$0.90
10x15	150	$164	$1.09
10x20	200	$169	$0.84
Total/Avg	105	$106	$1.21

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Five Star Mini Storage

5821 Clark Road | Paradise, CA

3

Distance	6.7 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10	50	$60	$1.20
10x10	100	$90	$0.90
10x20	200	$120	$0.60
10x30	300	$180	$0.60
10x40	400	$195	$0.49
Total/Avg	210	$129	$0.76

Wildwood Mini Storage

5831 Wildwood Lane | Paradise, CA

4

Distance	6.9 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10	50	$45	$0.90
10x10	100	$65	$0.65
10x15	150	$90	$0.60
10x20	200	$105	$0.52
Total/Avg	125	$76	$0.67

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Discount Storage

5100 Clark Road | Paradise, CA

5

Distance	8.0 miles

Unit Type	SF	Asking Rent	Rent/SF
5x10	50	$50	$1.00
10x10	100	$75	$0.75
10x15	150	$85	$0.57
10x20	200	$100	$0.50
Total/Avg	125	$77	$0.71

Crown Storage - Magalia

14426 Skyway Road | Magalia

S

Number of Units	416
Rentable Square Feet	45,610
Gross Square Feet	47,000
Land Acres	3.71
Year Built	2001/2003/2013
Controlled Access	Yes
Product Class	Self-storage
Asking Price	$4,500,000
Price PSF	$98.66
Cap Rate	7.04%

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	$55	$2.20
5x10	50	$65	$1.30
6x10	60	$72	$1.20
5x15	75	$85	$1.13
10x10	100	$95	$0.95
7.5x15	113	$105	$0.93
10x15	150	$125	$0.83
10x20	200	$155	$0.78
10x30	300	$199	$0.66
10x20 Double Door	200	$165	$0.83
20x10 Double Door	200	$165	$0.83
Total/Avg	134	$117	$1.06

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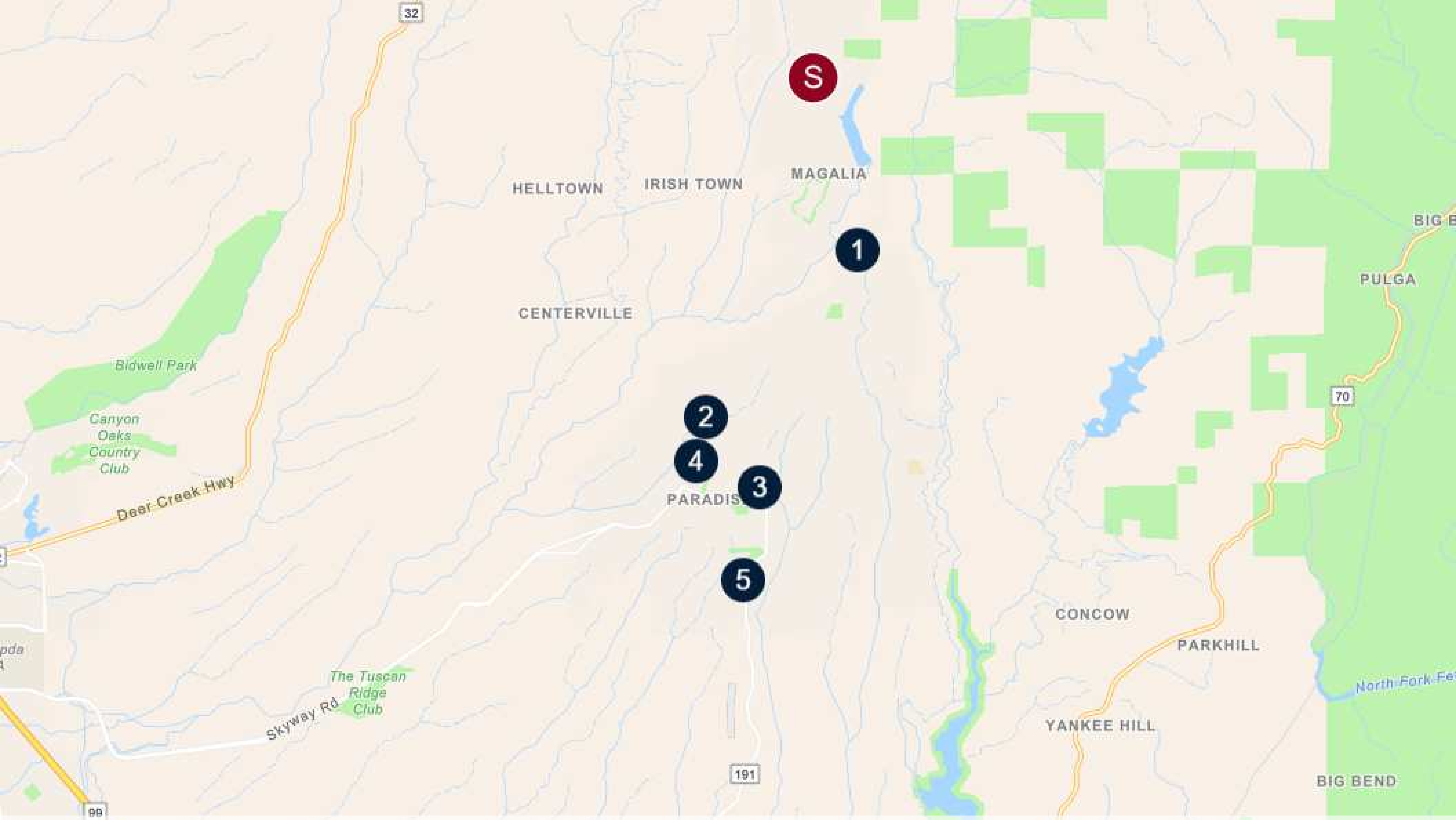

#	Property Name	Address	City
S	Crown Storage - Magalia	14426 Skyway Road	Magalia
1	Acorn Oaks Mini Storage	9241 Skyway Road	Paradise
2	Extra Self Storage	6553 Skyway Road	Paradise
3	Five Star Mini Storage	5821 Clark Road	Paradise
4	Wildwood Mini Storage	5831 Wildwood Lane	Paradise
5	Discount Storage	5100 Clark Road	Paradise

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CROWN STORAGE - MAGALIA

05 Sale Comps

Leave It To Us Storage

4395 Business Park Drive | Cameron Park, CA

1

# of Units	580
Building Square Feet	78,454
Land Acres	7.21
Year Built	2024
Occupancy	75%
Distance	125 miles
Closing Date	04-15-2026
Sale Price	$12,600,000
Price Per SF	$160.60
Cap Rate	2.99%

Notes $160.60/NRSF. Average rents of $1.38/NRSF. Property was 65% economically occupied at time of sale. 7.25% proforma CAP on 90% economic occupancy.

Rocklin Springview Mini Storage

5901 Springview Drive | Rocklin, CA

2

# of Units	288
Building Square Feet	34,629
Year Built	1987
Occupancy	97%
Distance	87.3 miles
Closing Date	04-03-2026
Sale Price	$4,000,000
Price Per SF	$115.51
Cap Rate	4.95%

Notes $115.51/NRSF. Property was 60% economically occupied at time of sale, with many seasoned tenants paying higher than the current asking rates. 11% proforma on 90% economic occupancy with a tenant insurance plan across 65% of the units.

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C&L Secure Storage

19732 Collyer Drive | Redding, CA

3

# of Units	496
Building Square Feet	79,350
Land Acres	5.59
Year Built	2001
Occupancy	88%
Controlled Access	Yes
Product Class	B+
Distance	93.7 miles
Closing Date	02-19-2026
Sale Price	$8,250,000
Price Per SF	$103.97
Cap Rate	6%

Notes $103.97/NRSF. Average rents of $0.98 per NRSF.

Storage Direct

998 Washington Blvd. | Roseville, CA

4

Building Square Feet	93,404
Year Built	1996
Distance	86.6 miles
Closing Date	11-18-2025
Sale Price	$14,600,000
Price Per SF	$156.31

Notes $156.31/NRSF.

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Garden Hwy Self Storage

517 Garden Highway | Yuba City, CA

5

# of Units	438
Building Square Feet	46,875
Land Acres	2.87
Year Built	1987
Occupancy	90%
Distance	54.6 miles
Closing Date	04-29-2024
Sale Price	$5,400,000
Price Per SF	$115.20
Cap Rate	6.36%

Notes $115.20 per NRSF. Average Rents of $0.98/NRSF.

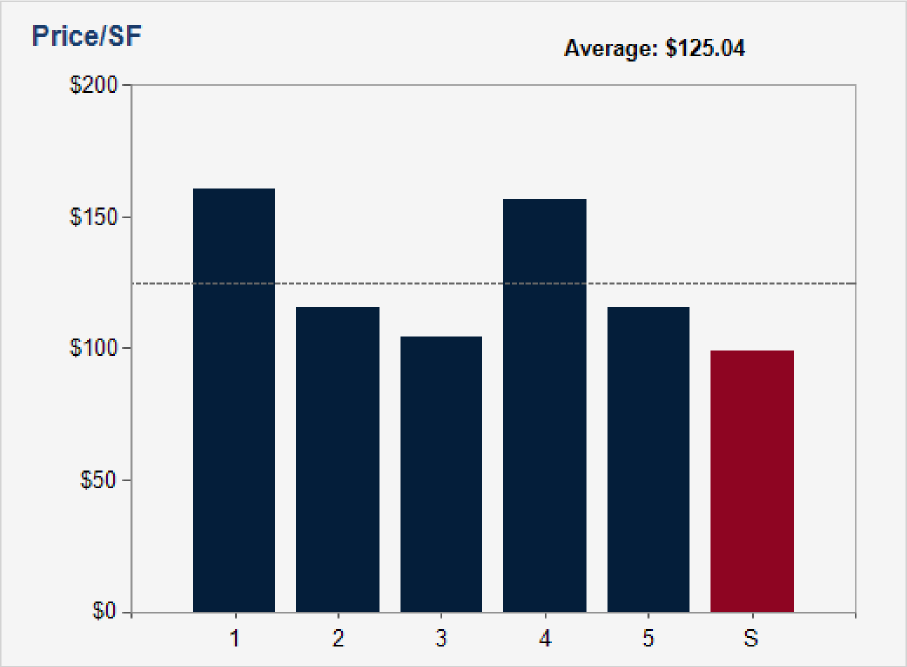
Crown Storage - Magalia

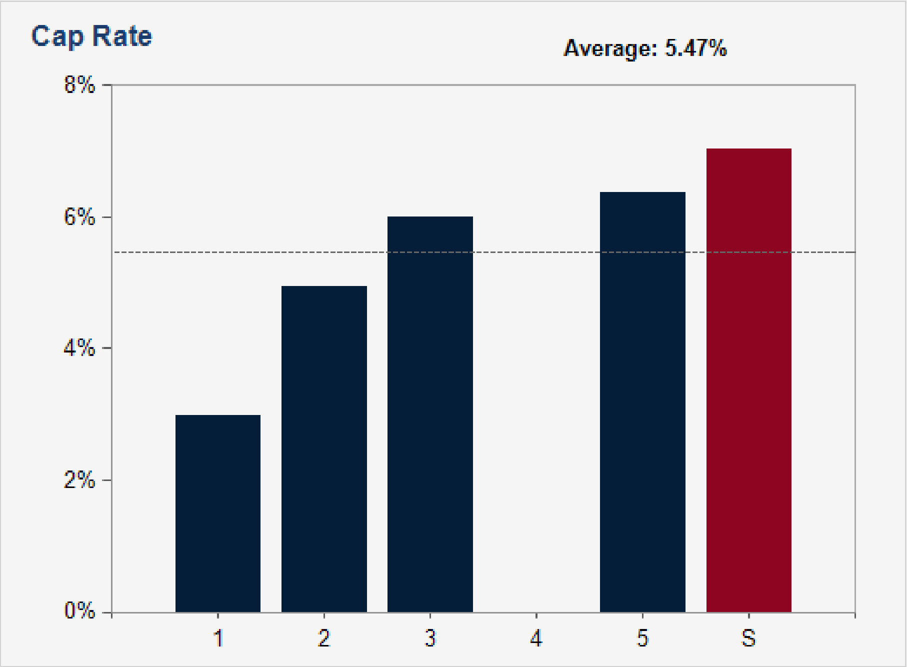
14426 Skyway Road | Magalia

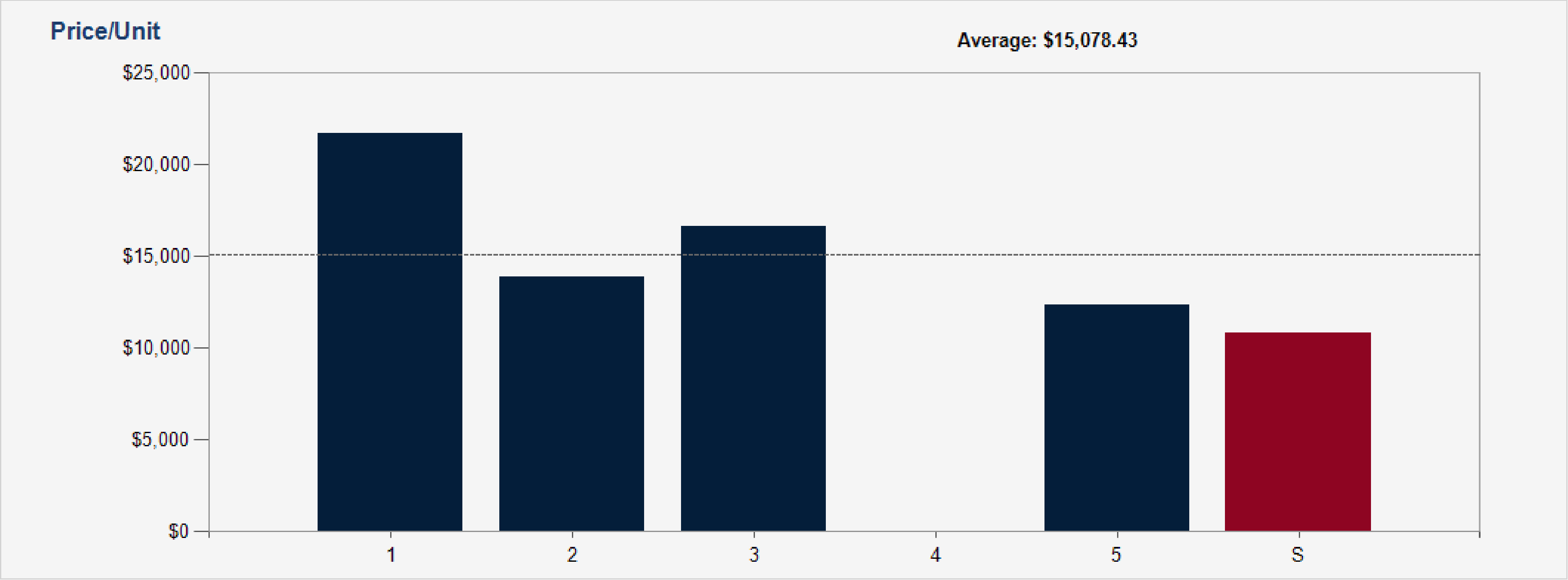
S

Number of Units	416
Rentable Square Feet	45,610
Gross Square Feet	47,000
Land Acres	3.71
Year Built	2001/2003/2013
Controlled Access	Yes
Product Class	Self-storage
Asking Price	$4,500,000
Price PSF	$98.66
Cap Rate	7.04%

Unit Type	SF	Asking Rent	Rent/SF
5x5	25	$55	$2.20
5x10	50	$65	$1.30
6x10	60	$72	$1.20
5x15	75	$85	$1.13
10x10	100	$95	$0.95
7.5x15	113	$105	$0.93
10x15	150	$125	$0.83
10x20	200	$155	$0.78
10x30	300	$199	$0.66
10x20 Double Door	200	$165	$0.83
20x10 Double Door	200	$165	$0.83
Total/Avg	134	$117	$1.06







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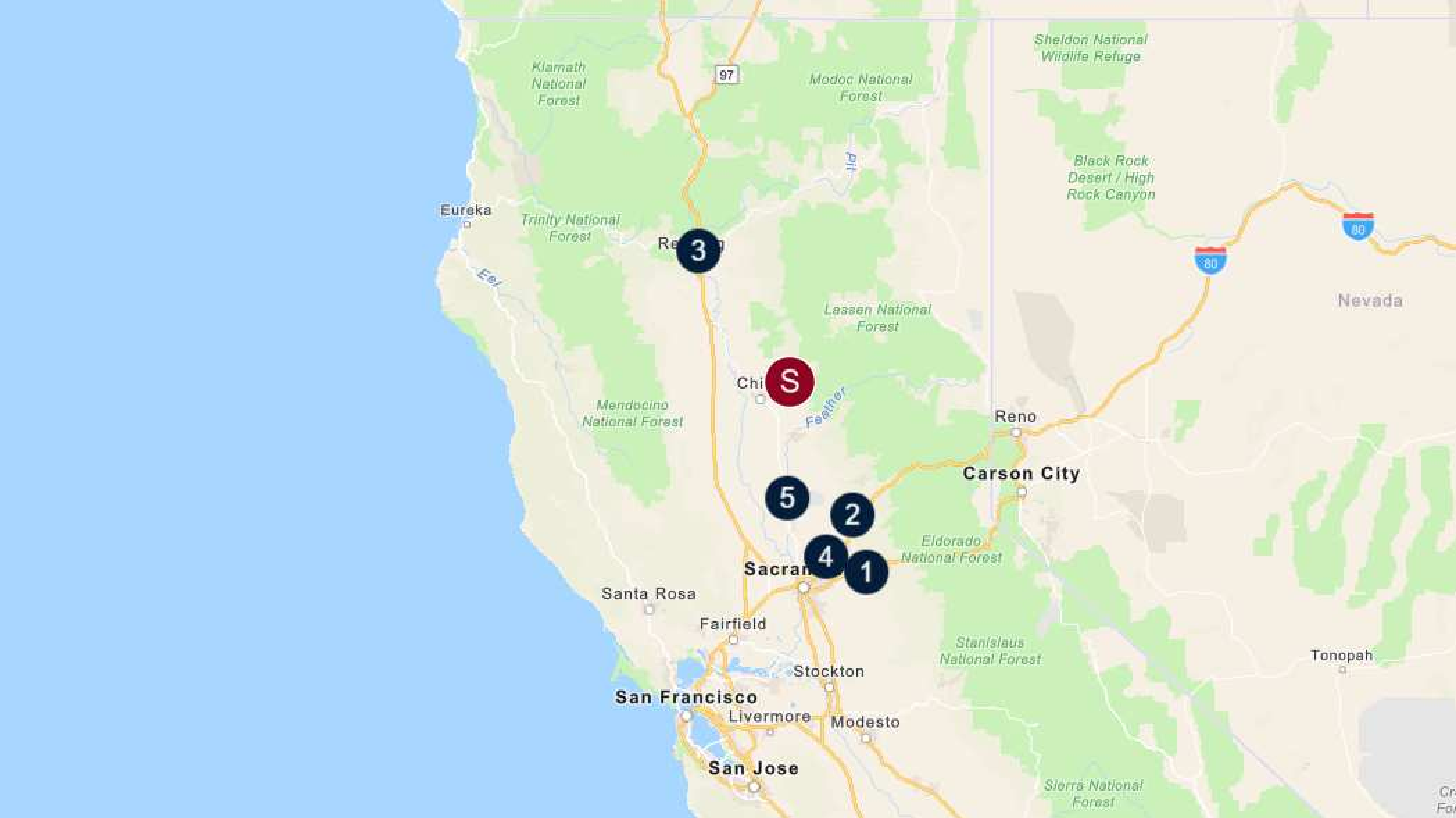

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S	Crown Storage - Magalia	14426 Skyway Road	Magalia
1	Leave It To Us Storage	4395 Business Park Drive	Cameron Park
2	Rocklin Springview Mini Storage	5901 Springview Drive	Rocklin
3	C&L Secure Storage	19732 Collyer Drive	Redding
4	Storage Direct	998 Washington Blvd.	Roseville
5	Garden Hwy Self Storage	517 Garden Highway	Yuba City

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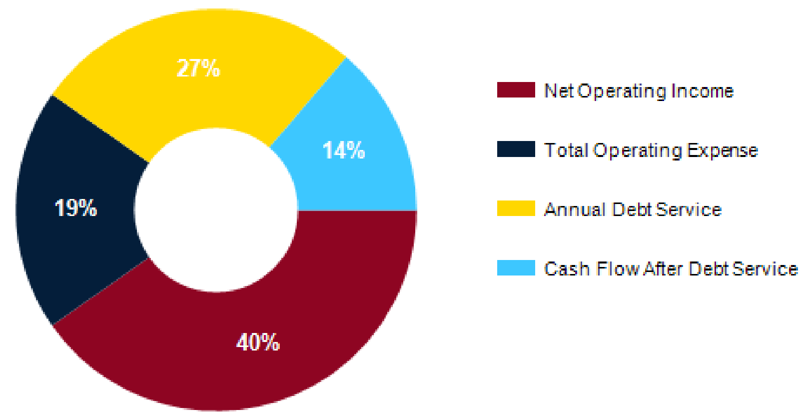
CROWN STORAGE - MAGALIA

06 Financial Analysis

INCOME	CURRENT		+10% @ 90% ECON.	
Gross Potential Rent (Units)	$504,876	91.0%	$555,364	91.8%
Fee Income	$17,095	3.1%	$17,095	2.8%
Insurance Revenue	$32,724	5.9%	$32,724	5.4%
Gross Potential Income	**$554,695**		**$605,183**	
Vacancy & Collection Loss	-16.70%		-10.00%	
Effective Gross Income	**$470,381**		**$549,647**	
Less Expenses	$153,463	32.62%	$156,634	28.49%
Net Operating Income	**$316,917**		**$393,013**	
Annual Debt Service	$208,763		$208,763	
Cash flow	**$108,155**		**$184,250**	
Debt Coverage Ratio	1.52		1.88	

REVENUE ALLOCATION

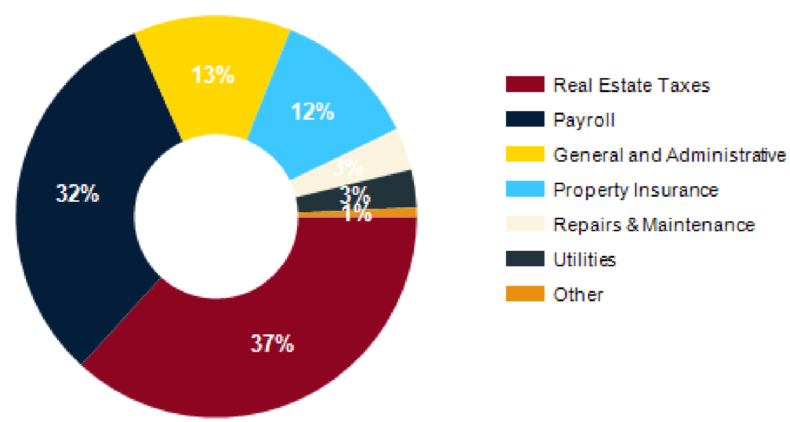
CURRENT



EXPENSES	CURRENT	Per Unit	+10% @ 90% ECON.	Per Unit
Real Estate Taxes	$49,500	$119	$49,500	$119
Property Insurance	$15,875	$38	$15,875	$38
Repairs & Maintenance	$4,619	$11	$4,619	$11
Utilities	$4,051	$10	$4,051	$10
Third Party Management	$18,815	$45	$21,986	$53
General and Administrative	$17,130	$41	$17,130	$41
Payroll	$42,486	$102	$42,486	$102
Other Expenses	$987	$2	$987	$2
Total Operating Expense	**$153,463**	**$369**	**$156,634**	**$377**
Annual Debt Service	$208,763		$208,763	
Expense / SF	$3.36		$3.43	
% of EGI	32.62%		28.49%	

DISTRIBUTION OF EXPENSES

CURRENT



Expense Notes: Real Estate Taxes are estimated at 1.1% of the Purchase Price.

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GLOBAL

Price	$4,500,000
MillageRate	1.10000%

INCOME - Growth Rates

Gross Potential Rent (Units)	3.00%

PROPOSED FINANCING

New First Loan	
Loan Type	Amortized
Down Payment	$1,800,000
Loan Amount	$2,700,000
Interest Rate	6.00%
Loan Terms	10 year fixed, 25 year amortization
Annual Debt Service	$208,763
Loan to Value	60%
Amortization Period	25 Years

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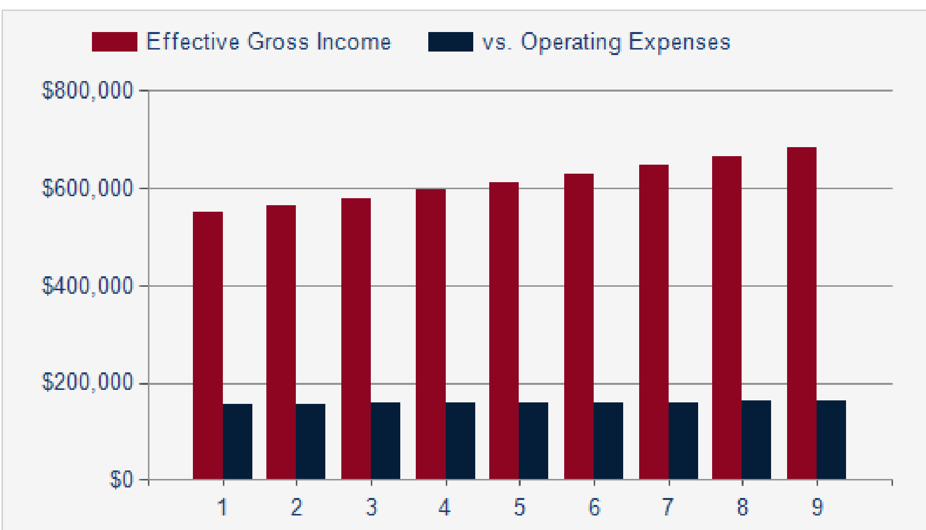
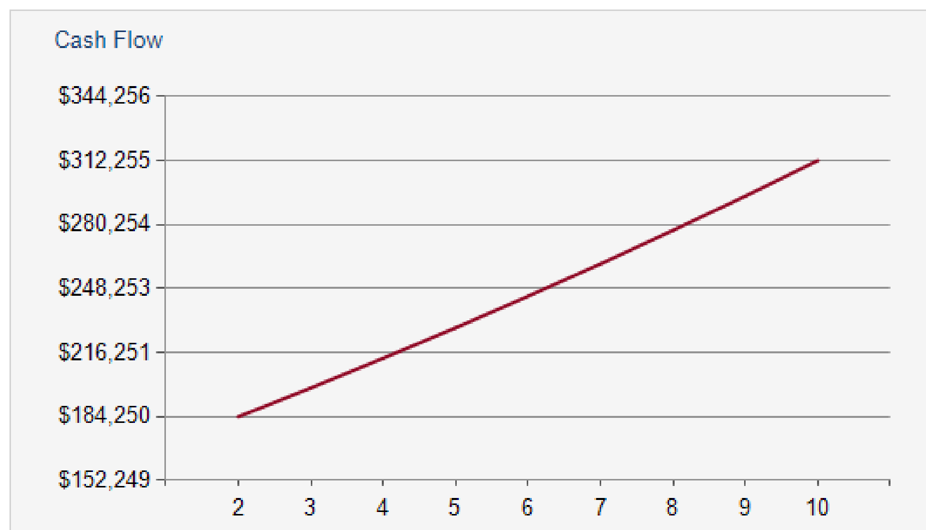
Calendar Year	CURRENT	+10% @ 90% Econ.	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Potential Rent (Units)	$504,876	$555,364	$572,025	$589,186	$606,861	$625,067	$643,819	$663,134	$683,028	$703,518
Fee Income	$17,095	$17,095	$17,095	$17,095	$17,095	$17,095	$17,095	$17,095	$17,095	$17,095
Insurance Revenue	$32,724	$32,724	$32,724	$32,724	$32,724	$32,724	$32,724	$32,724	$32,724	$32,724
Gross Potential Income	**$554,695**	**$605,183**	**$621,844**	**$639,005**	**$656,680**	**$674,886**	**$693,638**	**$712,953**	**$732,847**	**$753,337**
Vacancy & Collection Loss	-16.70%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%	-10.00%
Effective Gross Income	**$470,381**	**$549,647**	**$564,641**	**$580,086**	**$595,994**	**$612,379**	**$629,256**	**$646,639**	**$664,544**	**$682,986**
Operating Expenses										
Real Estate Taxes	$49,500	$49,500	$49,500	$49,500	$49,500	$49,500	$49,500	$49,500	$49,500	$49,500
Property Insurance	$15,875	$15,875	$15,875	$15,875	$15,875	$15,875	$15,875	$15,875	$15,875	$15,875
Repairs & Maintenance	$4,619	$4,619	$4,619	$4,619	$4,619	$4,619	$4,619	$4,619	$4,619	$4,619
Utilities	$4,051	$4,051	$4,051	$4,051	$4,051	$4,051	$4,051	$4,051	$4,051	$4,051
Third Party Management	$18,815	$21,986	$22,586	$23,203	$23,840	$24,495	$25,170	$25,866	$26,582	$27,319
General and Administrative	$17,130	$17,130	$17,130	$17,130	$17,130	$17,130	$17,130	$17,130	$17,130	$17,130
Payroll	$42,486	$42,486	$42,486	$42,486	$42,486	$42,486	$42,486	$42,486	$42,486	$42,486
Other Expenses	$987	$987	$987	$987	$987	$987	$987	$987	$987	$987
Total Operating Expense	**$153,463**	**$156,634**	**$157,234**	**$157,851**	**$158,488**	**$159,143**	**$159,818**	**$160,514**	**$161,230**	**$161,967**
Net Operating Income	**$316,917**	**$393,013**	**$407,408**	**$422,235**	**$437,506**	**$453,236**	**$469,438**	**$486,126**	**$503,314**	**$521,018**
Annual Debt Service	$208,763	$208,763	$208,763	$208,763	$208,763	$208,763	$208,763	$208,763	$208,763	$208,763
Cash Flow	**$108,155**	**$184,250**	**$198,645**	**$213,472**	**$228,743**	**$244,473**	**$260,675**	**$277,363**	**$294,551**	**$312,255**





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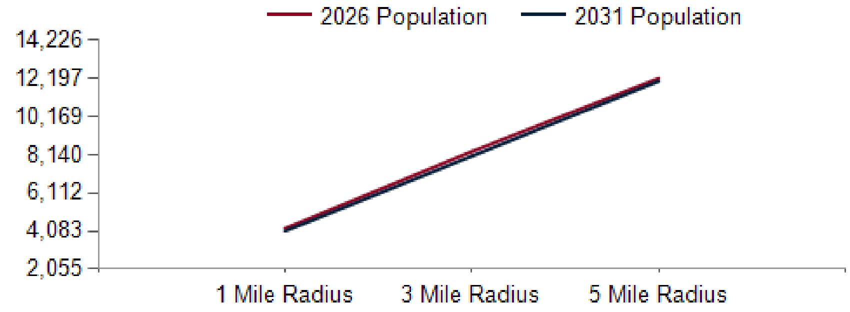
CROWN STORAGE - MAGALIA

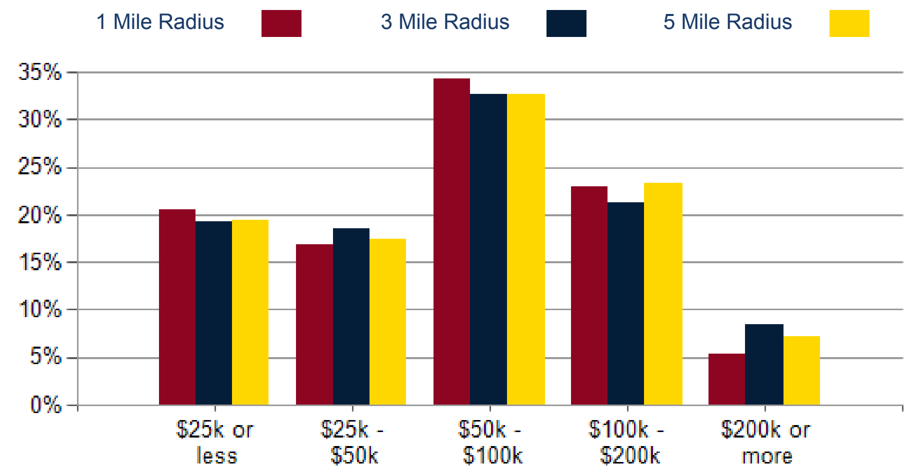
07 Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,037	12,481	24,351
2010 Population	5,381	13,066	24,662
2026 Population	4,224	8,308	12,197
2031 Population	4,083	8,060	12,051
2026 African American	19	41	67
2026 American Indian	66	134	183
2026 Asian	52	114	175
2026 Hispanic	409	840	1,232
2026 Other Race	114	233	315
2026 White	3,523	6,863	10,104
2026 Multiracial	445	910	1,331
2026-2031: Population: Growth Rate	-3.40%	-3.00%	-1.20%

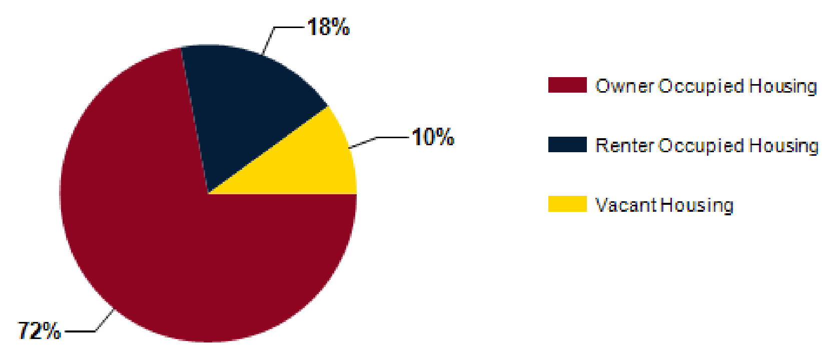
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	168	319	553
$15,000-$24,999	199	348	481
$25,000-$34,999	78	203	339
$35,000-$49,999	223	439	587
$50,000-$74,999	442	777	1,089
$75,000-$99,999	173	353	645
$100,000-$149,999	341	623	1,017
$150,000-$199,999	71	115	220
$200,000 or greater	96	289	380
Median HH Income	$61,213	$62,278	$64,764
Average HH Income	$76,846	$84,079	$84,540



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



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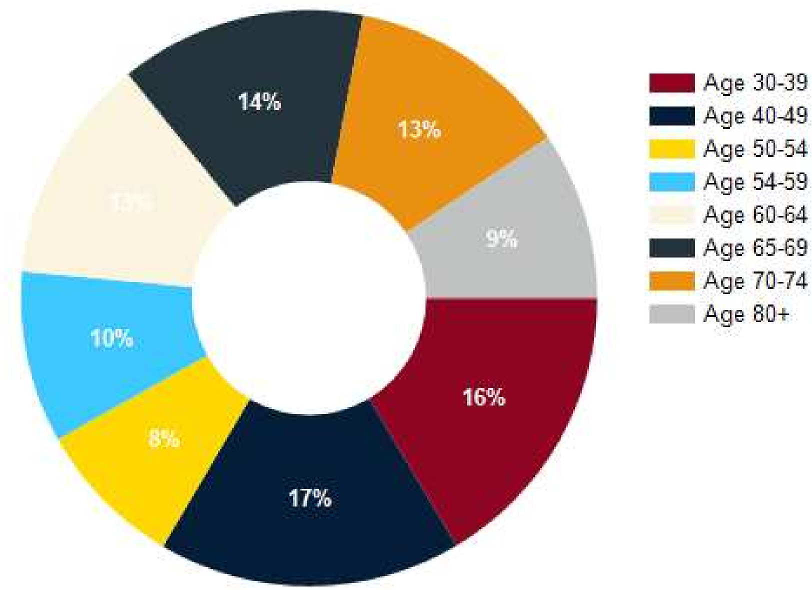
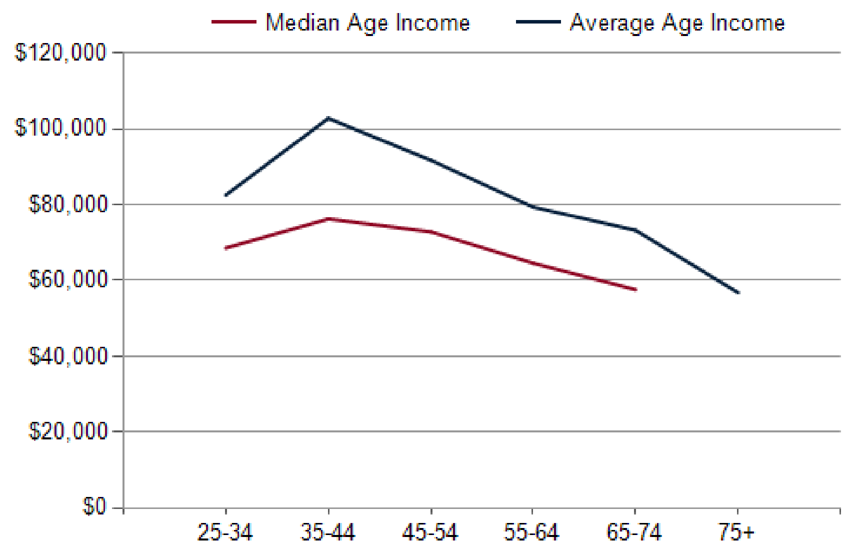
2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	235	469	640
2026 Population Age 35-39	222	430	650
2026 Population Age 40-44	247	497	675
2026 Population Age 45-49	226	439	645
2026 Population Age 50-54	233	451	669
2026 Population Age 55-59	268	524	784
2026 Population Age 60-64	353	705	1,046
2026 Population Age 65-69	384	788	1,186
2026 Population Age 70-74	349	712	1,074
2026 Population Age 75-79	262	518	821
2026 Population Age 80-84	136	285	446
2026 Population Age 85+	114	233	365
2026 Population Age 18+	3,509	6,936	10,268
2026 Median Age	50	51	52
2031 Median Age	50	51	53

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$68,550	$71,040	$75,575
Average Household Income 25-34	$82,551	$87,983	$89,189
Median Household Income 35-44	$76,198	$76,195	$84,157
Average Household Income 35-44	$102,802	$110,278	$112,153
Median Household Income 45-54	$72,811	$80,903	$85,449
Average Household Income 45-54	$91,713	$107,608	$107,475
Median Household Income 55-64	$64,549	$64,077	$67,972
Average Household Income 55-64	$79,360	$84,536	$87,146
Median Household Income 65-74	$57,578	$57,636	$59,374
Average Household Income 65-74	$73,208	$78,094	$78,980
Average Household Income 75+	$56,786	$64,698	$62,669

Population By Age





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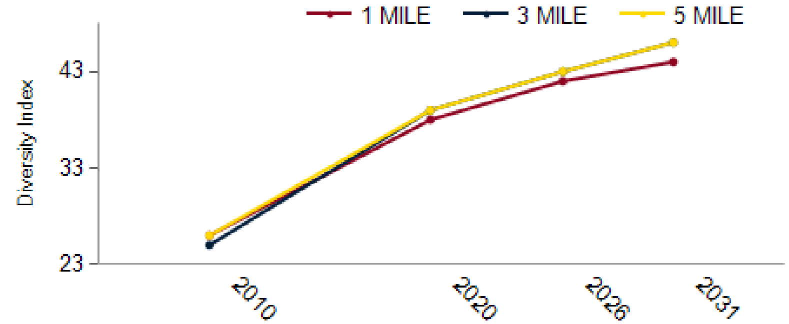
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	44	46	46
Diversity Index (current year)	42	43	43
Diversity Index (2020)	38	39	39
Diversity Index (2010)	26	25	26

POPULATION DIVERSITY

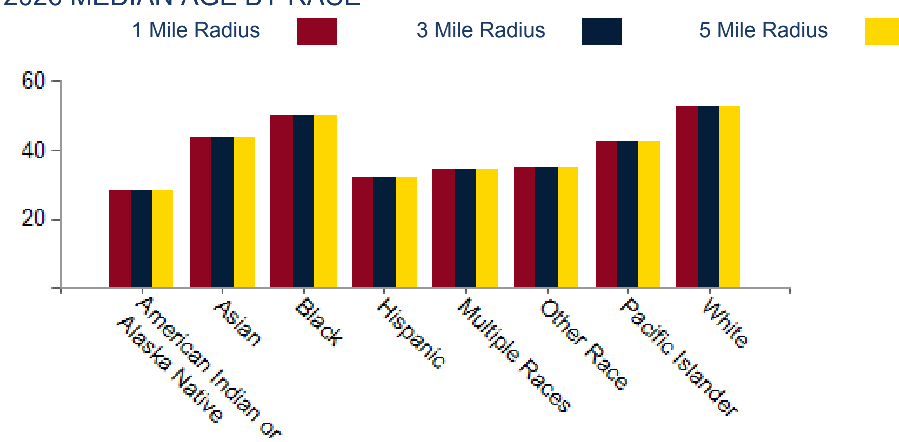


POPULATION BY RACE

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	0%	0%
American Indian	1%	1%	1%
Asian	1%	1%	1%
Hispanic	9%	9%	9%
Multiracial	10%	10%	10%
Other Race	2%	3%	2%
White	76%	75%	75%

2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	28	35	39
Median Asian Age	44	45	46
Median Black Age	50	44	44
Median Hispanic Age	32	33	34
Median Multiple Races Age	35	36	38
Median Other Race Age	35	35	36
Median Pacific Islander Age	43	53	50
Median White Age	53	54	55

2026 MEDIAN AGE BY RACE



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Crown Storage - Magalia

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